

ALAN R. SMITH, ESQ.
 Nevada Bar No. 1449
 KEVIN A. DARBY, ESQ.
 Nevada Bar No. 7670
 Law Offices of Alan R. Smith
 505 Ridge Street
 Reno, Nevada 89501
 Telephone (775) 786-4579
 Facsimile (775) 786-3066
 Email: mail@asmithlaw.com

Attorney for Lenders Protection Group

UNITED STATES BANKRUPTCY COURT
 DISTRICT OF NEVADA

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In Re:
 USA COMMERCIAL MORTGAGE
 COMPANY,
 Debtor.

Case Nos.:
 BK-S-06-10725-LBR
 BK-S-06-10726-LBR
 BK-S-06-10727-LBR
 BK-S-06-10728-LBR
 BK-S-06-10729-LBR

In Re:
 USA CAPITAL REALTY ADVISORS,
 LLC,
 Debtor.

JOINTLY ADMINISTERED
 Chapter 11

In Re:
 USA CAPITAL DIVERSIFIED TRUST
 DEED FUND, LLC,
 Debtor.

Hearing Date: March 1, 2007
 Hearing Time: 9:30 a.m.

In re:
 USA CAPITAL FIRST TRUST DEED
 FUND, LLC,
 Debtor.

**DECLARATION OF JOHN R. AND
 MARGARET CANGELOSI N
 SUPPORT OF MOTION FOR LIMITED
 STAY PENDING APPEAL**

In re:
 USA SECURITIES, LLC,
 Debtor.

Affects:

- ☐ All Debtors
☐ USA Commercial Mortgage Company
☐ USA Capital Realty Advisors, LLC
☐ USA Capital Diversified Trust Deed Fund, LLC
☐ USA Capital First Trust Deed Fund, LLC
☐ USA Securities, LLC

I, Margaret M. Cangelosi, being first duly sworn, do depose and say under the penalty of perjury:

1. I am a creditor in the USA Commercial Mortgage Company ("USACM") bankruptcy case (BK-S-06-10725-LBR) with claims classified as A-4 (General Unsecured Claims) and A-5 (Direct Lender Compromise Claims) classified in Debtors' Third Amended Joint Chapter 11 Plan of Reorganization filed herein on November 15, 2006.

2. I have knowledge of and am competent to testify to the matters stated herein.

3. Attached hereto as Exhibit A are true and correct copies of the loan and or check statements which I received from the Debtor.

4. As detailed in Exhibit A, the Debtors have taken and are holding my property, namely portions of post-petition payments made by third-party borrowers to me as a lender, which payments are processed by Debtor USACM, as a loan servicer.

I hereby swear under penalty of perjury that the assertions of this Declaration are true.

DATED: February 28, 2007

John R. and Margaret M. Cangelosi

Legal Vesting Name

By:

Margaret M Cangelosi
Name

USA Commerical Mortgage Company
as Loan Servicing Agent for Loans Listed Below
Loan Summary for Client ID 1771

Individual Investments

Vesting Name: John R. Cangelosi & Margaret M. Cangelosi, husband & wife, as joint tenants with right of survivorship
Address: JOHN R CANGELOSI & MARGARET M CANGELOSI
346 GRIGGS AVE
TEANECK, NJ 07666-3155

Loan Name	Date	Performance Evaluation	Original Investment	Current Investment	Principal Due to (from) Investor - USA CMC	Interest Due to (from) Investor - USA CMC	Total Due to (Owed from) Investor
BarUSA/\$15,300,000	11/21/03 - 06/30/06	Non-Performing	\$40,000	\$40,000	\$0	(\$1,284)	(\$1,284)
Ashby Financial \$7,200,000	05/03/04 - 06/30/06	Non-Performing	\$50,000	\$50,000	\$0	(\$11,050)	(\$11,050)
Placer Vineyards	12/15/04 - 06/30/06	Non-Performing	\$50,000	\$50,000	\$0	(\$2,146)	(\$2,146)
Totals:			\$140,000	\$140,000	\$0	(\$14,480)	(\$14,480)

This statement is provided for information purposes only and is intended for the sole benefit of the named vested party. This statement is not intended to represent a loan payoff quote. USA reserves the right to update and supplement this statement.

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